

**Birchington Road, West Hampstead, NW6 4LJ**

**Asking Price £649,950**

Subject to Contract

- Three double bedrooms
- Kitchen
- Gas central heating
- Sash windows
- Reception room into bay window
- Bathroom combined W.C
- Period features
- Amazing views

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>77</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>72</b>

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>75</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>71</b>

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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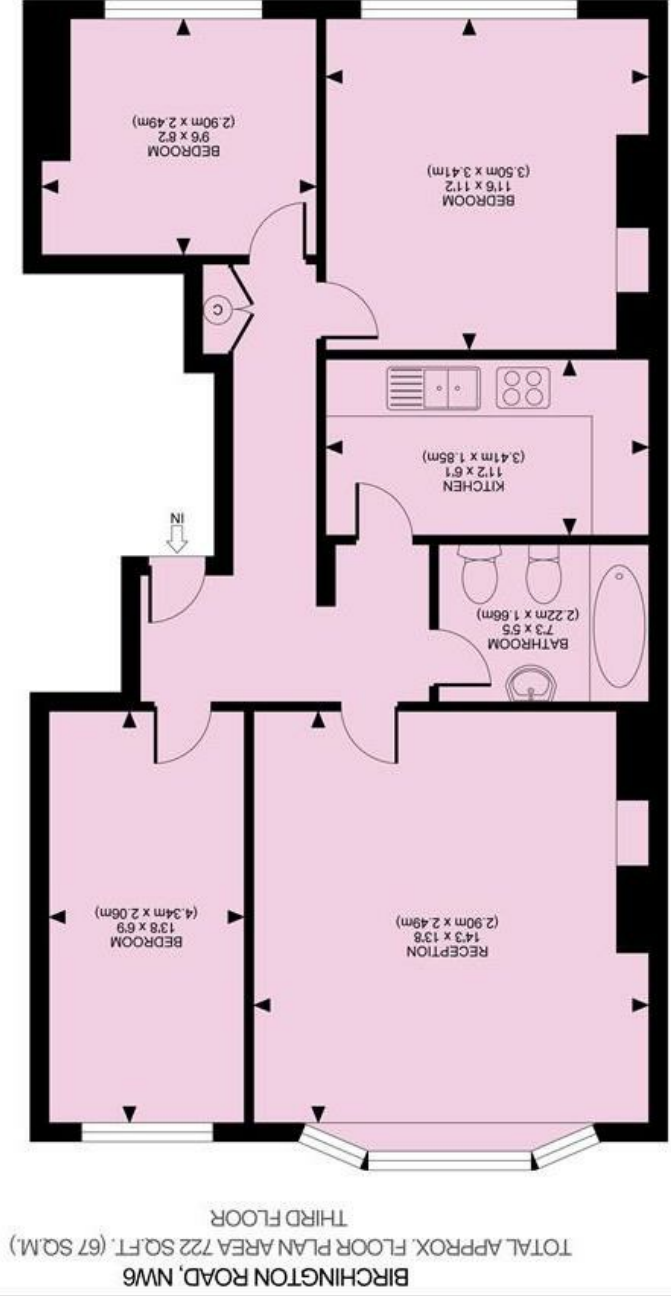


**Birchington Road, NW6 4LJ**

Amazing views... opportunity to acquire a three bedroom apartment on the second floor of an impressive period style mid-terraced house, which has great potential to improve with timber style flooring, high ceilings, and located only a short stroll of an abundance of amenities.

The property offers a compact accommodation of over 722 sq ft, comprising of a well-proportioned reception into bay sash windows, fitted kitchen and family bathroom combined W.C.

Conveniently situated within walking distance of West Hampstead (Jubilee Line) Under/over ground train station, a variety of bus routes, and the numerous shopping, bars/cafes and restaurants of both West End Lane & Kilburn High Road.



BIRCHINGTON ROAD, NW6  
THIRD FLOOR  
TOTAL APPROX. FLOOR PLAN AREA 722 SQ.FT. (67 SQ.M.)



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
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